



REDEVELOPMENT AGENCY AGENDA
MEETING OF: SEPTEMBER 5, 2001

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 3:55 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BEVERLY K. BRIDGES, Acting Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(3:55)
5-970

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 15, 2001

MOTION:

REESE - APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(3:55 – 3:56)

5-980

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY

SUBJECT:

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE
EXISTING REDEVELOPMENT AREAS

Fiscal Impact

☒ X

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Council acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings;
2. Distribution List (Attachment A);
3. Name and title of those City employees submitting Disclosure of Interest forms (Attachment B);
4. Completed filings for those persons with an interest to declare (Attachment C)

MOTION:

None required.

NOTE: MAYOR GOODMAN disclosed that he has a 5% interest in a building at 1000 E. Sahara Avenue and was unsure as to whether it is in the redevelopment area. MS. CODER advised that the City Clerk would look into it and provide him any additional forms if necessary.

MINUTES:

LESA CODER, Director, Office of Business Development, stated that the matter is to receive the report and acknowledge the names of those persons listed in the backup.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 5, 2001

Business Development

Item IV-A – Report of declarations of interest in property located in the redevelopment area

MINUTES – Continued:

There was no further discussion.

(3:56 – 3:57)

5-994

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE FINAL ADAPTIVE REUSE ANALYSIS BY JMA ARCHITECTURE STUDIOS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA AND DIRECT STAFF ACCORDINGLY - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/Redevelopment
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Prior to the possible acquisition of the U.S. Post Office and Courthouse, the Office of Business Development has contracted with JMA Architecture Studios to perform a reuse analysis of the building. The analysis has determined the structural condition, historic renovation costs, market analysis, land uses, development schemes, financial feasibility, financial impact, and economic and fiscal impacts related to the potential acquisition of the building.

RECOMMENDATION:

Staff recommends City Council approval and acceptance of the final adaptive reuse analysis for the U.S. Post Office and Courthouse and to direct staff accordingly.

BACKUP DOCUMENTATION:

1. Project Summary
 2. Disclosure of Principals
 3. Site Map
- Submitted at the meeting: copy of Adaptive Reuse Feasibility Study

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, mentioned her appreciation to COUNCILMAN REESE and other Council members who may have toured the Post Office facility in the last week. She hoped that at the end of the presentation on the subject item the Council would define the uses that it would like staff to pursue and grant staff authorization to make application with the General Services Administration to seek acquisition, should the Council desire.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 5, 2001

Business Development

Item IV-B – DISCUSSION AND POSSIBLE ACTION REGARDING THE FINAL ADAPTIVE REUSE ANALYSIS BY JMA ARCHITECTURE STUDIOS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA AND DIRECT STAFF ACCORDINGLY

MINUTES – Continued:

THOM SHOEMAN, JMA, MICHAEL CROW, Project Manager, and JOHN RESTREPO, Restrepo Consulting were present. MR. SHOEMAN gave a brief overview of the findings of the study. He referred to a map and pointed to the intersection of Third Street and Stewart Avenue where the 41,000 square-foot building is located. A technical review of the building was conducted and there were no concerns to report. The building is on the National Historic Register and is one of the most significant historic buildings in Southern Nevada.

MR. RESTREPO reported that his assignment on the project was to conduct a market analysis, financial analysis, and an economic impact analysis on a number of potential uses for this property. The uses that were specifically analyzed were: office/residential, retail, museum, and educational facility of higher learning.

In the market analysis portion of the study, his group did an overview of the Las Vegas Valley and the Downtown Area as well as the market, economic, and demographic trends in those areas to determine what would make more sense from a real estate development standpoint.

The financial analysis was concentrated on three of the uses: office/residential, retail, and museum. The net present value for these uses came at minus \$6 million for the office/residential component, minus \$126,000 for retail, and positive \$2.7 million for the museum. Therefore, it would make more sense to develop a museum on this property, assuming the City would share in the revenues of the museum. If the City did not share in the revenues and acts only as landlord, the net present value would be \$2.2 million to the City.

He pointed out that a financial analysis was not performed on the educational component, because the City would not own it. However, an economic impact analysis was performed. That analysis indicated that during the construction phase the museum would generate about \$8.3 million to the local economy, whereas an education facility would generate about \$8.5 million. During the operational phase, the museum would generate about \$1.2 million and the educational facility about \$2.7 million.

The qualitative facts, which include the City's policies and goals for downtown, and the linkages between the two main uses and the remainder of the downtown area, on the whole show that the museum would be the highest and best use for the Post Office site.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 5, 2001

Business Development

Item IV-B – DISCUSSION AND POSSIBLE ACTION REGARDING THE FINAL ADAPTIVE REUSE ANALYSIS BY JMA ARCHITECTURE STUDIOS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA AND DIRECT STAFF ACCORDINGLY

MINUTES – Continued:

In summary, MR. SHOEMAN recommended that the City proceed with the acquisition of the property, because it makes both financial and urban planning sense. This building is a key to future redevelopment of the area directly south of City Hall. The highest and best use of a museum would begin to set the tone for a future civic cultural center for Downtown Las Vegas.

In addition to the studies performed in this phase, vision concepts were done as to the potential future uses around the recommended museum, which include: an additional parking structure, an amphitheater as a civic park element, another visitor museum center to replace the current bus station, and two additional museum sites. He presented a sketch depicting these potential uses.

Finally, MR. RESTREPO recommended that the City acquire the property because it is an important asset and one the City should always control.

MAYOR GOODMAN noted that the Council members have previously agreed that the Post Office is a vital acquisition. He is aware that SENATORS HARRY REID and JOHN ENSIGN are doing everything in their power to make sure that the City acquires the site, because the proposed projects of other groups that have indicated an interest in the property are not compatible with the recommendations of MR. SHOEMAN and MR. RESTREPO.

MS. CODER pointed out that the property used to be a downtown park. MAYOR GOODMAN stated that there is no major city that does not have a downtown park.

BEATRICE TURNER, West Las Vegas, indicated that she would support a nice civic area, as the one depicted in the renderings, but not a homeless corridor.

JOE MAVIGLIA commented that he spent six years on the Citizens Committee for Better Transit. He and a few others stayed together, even after they were terminated, and were instrumental in getting SR Associates to perform a research study that the federal government would accept. As a result, the current bus system is in place. However, he does support getting rid of the Downtown Transportation Center and implementing a grid system like every other metropolitan area. He felt that a cultural center is very much needed.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 5, 2001

Business Development

Item IV-B – DISCUSSION AND POSSIBLE ACTION REGARDING THE FINAL ADAPTIVE REUSE ANALYSIS BY JMA ARCHITECTURE STUDIOS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA AND DIRECT STAFF ACCORDINGLY

MINUTES – Continued:

COUNCILMAN WEEKLY thanked JMA for their report and felt that the proposed project is very nice and one that the local residents would highly support.

NOTE: MAYOR GOODMAN directed MS. CODER to take the minutes of these proceedings to demonstrate how the property should be developed, and that she contact H&R Block who offered to contribute up to \$250,000 for the development of a park at the subject location, so long as it is named after a cancer survivor.

There was no further discussion.

(3:57 – 4:15)

5-1041

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER FOR PROPERTY BOUNDED BY I-15, GRAND CENTRAL PARKWAY, ALTA AND F STREET (APN #139-335-110-02, 139-336-100-01) (TAX INCREMENT REVENUES) - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

World Market Center has submitted a Memorandum of Understanding (MOU) regarding the development of property bounded by I-15, Alta, Grand Central Parkway, and F Street. The MOU requests assistance from the Redevelopment Agency.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Memorandum of Understanding
3. Locator Map
4. Disclosure of Principals

Submitted at the meeting: hard copy of PowerPoint presentation on World Market Center

MOTION:

GOODMAN – ABEYANCE to 9/19/2001 - UNANIMOUS

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes. Also, the matter was trailed to the afternoon session until the arrival of ATTORNEY MARK FIORENTINO.

APPEARANCES:

LESA CODER, Director, Office of Business Development
RICHARD YOST, Law Firm of Jones Vargas

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 5, 2001

IV-C – DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER FOR PROPERTY BOUNDED BY I-15, GRAND CENTRAL PARKWAY, ALTA AND F STREET

APPEARANCES – Continued:

TERESITA PONTICELLO, Deputy City Attorney

MARK FIORENTINO, Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Pkwy.

STEVE HOUCHENS, Deputy City Manager

(4:15- 4:17/4:33 – 4:52)

5-1728/6-1

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK VINCENT

SUBJECT:

REPORT ON FINANCIAL CONDITION OF THE REDEVELOPMENT AGENCY AS OF
JUNE 30, 2001

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency bylaws require that the Finance Officer present to the Agency board the financial condition of the Agency. The schedule shows the total revenues and expenditures, actual and budgeted for the period ended June 30, 2001. Current obligations of the Agency, as well as uncommitted balances are also shown.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

Spreadsheet

Submitted at the meeting: document depicting the financial status of the Redevelopment Agency by Mr. Vincent.

MOTION:

None required. Report given.

MINUTES:

MARK VINCENT, Director, Finance and Business Services, referred to and reviewed a document showing the financial status of the Agency. He indicated that revenues have increased slightly. A savings of about \$450,000 was achieved due to the reorganization of the City Centre Development Corporation (CCDC) Administration. The Housing Set Aside was also increased from 15% to 18% due to statutory requirements.

There was no further discussion.

(4:17 – 4:19)

5-1818



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 5, 2001

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

THE MEETING ADJOURNED AT 4:19 P.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER

October 4, 2001

BEVERLY K. BRIDGES, ACTING SECRETARY